Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

119 NORTH VALLEY ROAD HIGHTON VIC 3216

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$800,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$840,000	Property type	House	Suburb	Highton

31 Mar 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2024

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
296 MOUNT PLEASANT ROAD HIGHTON VIC 3216	\$780,000	03-Jul-24
16 LINTON LANE HIGHTON VIC 3216	\$795,000	13-Mar-24
11 MONT DOR PARADE HIGHTON VIC 3216	\$805,000	20-Mar-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 April 2025

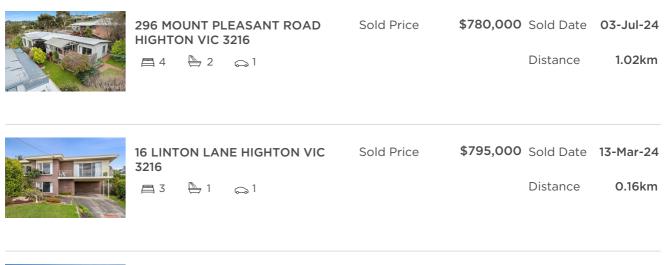


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11 MONT DOR PARADE HIGHTON Sold Price \$805,000 Sold Date 20-Mar-24 **VIC 3216** Distance 0.4km 酉 3 ₽ 2 ୍ଦ୍ର -

RS = Recent sale UN = Undisclosed Sale

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